

Client
RUM RIVER HOLDINGS
301 GOLF COURSE ROAD
PRINCETON, MN 55371

Project
NEW RESTAURANT & BREWERY

Location
PRINCETON, MN
301 GOLF COURSE ROAD

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

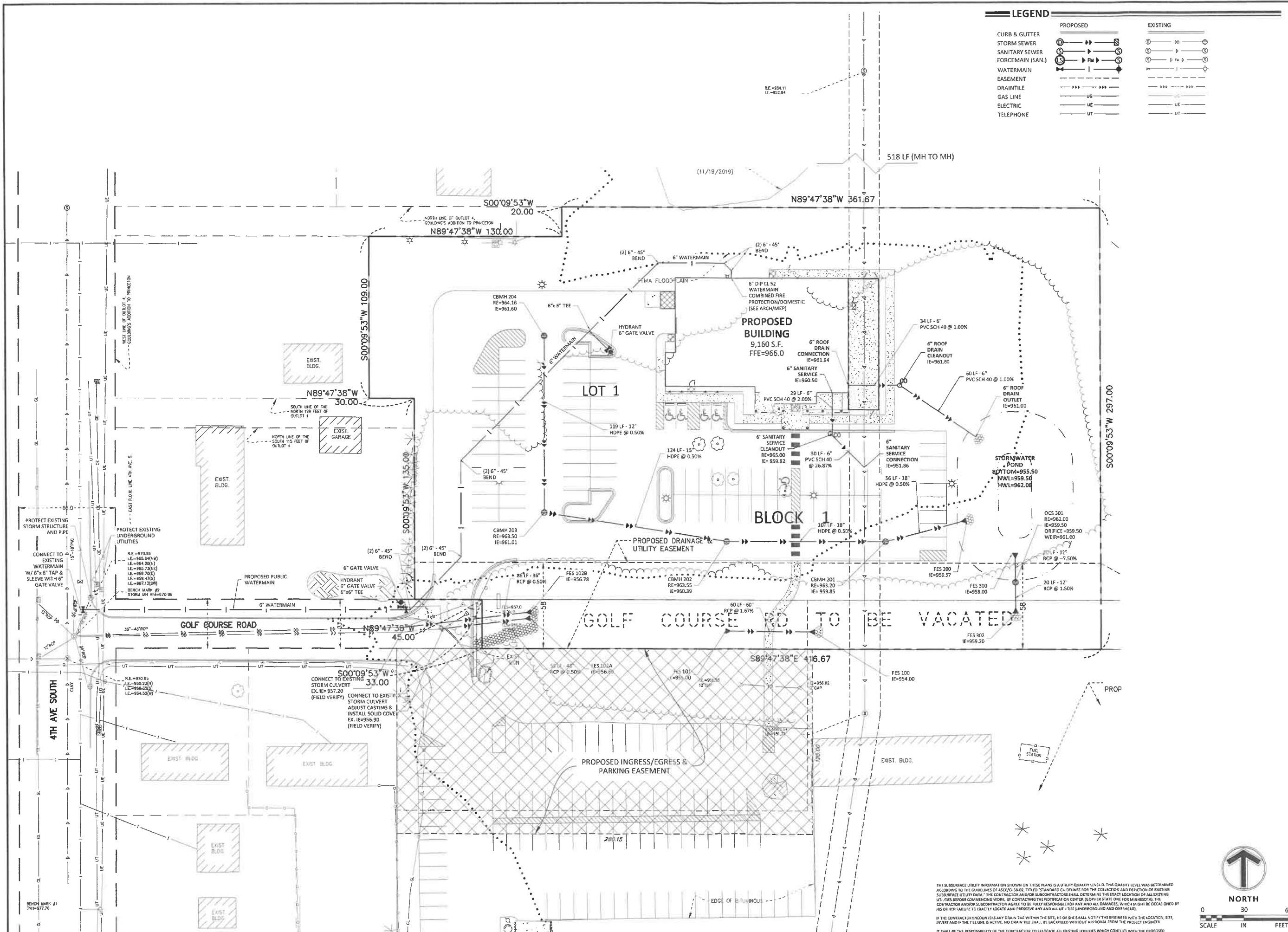
Summary
G. J. Abernathy
Registration No. 43505 Date: 02/24/2020
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Revision History

No.	Date	By	Submital / Revision
1	02/24/2020		CITY SPR/CUP
2	03/05/2020		REV. PER CITY REVIEW

Sheet Title
UTILITY PLAN

Sheet No. Revision
C6.01
Project No. 21979



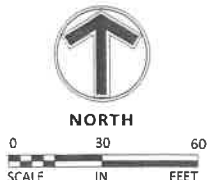
LEGEND

	PROPOSED	EXISTING
CURB & GUTTER	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
FORCEMAIN (SAN.)	---	---
WATERMAIN	---	---
EASEMENT	---	---
DRAINTILE	---	---
GAS LINE	---	---
ELECTRIC	---	---
TELEPHONE	---	---

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE QUALITIES OF ASSESS 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (COPPER STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE SACRIFICED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/318-02, TITLED "STANDARD SPECIFICATIONS FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (FOR OTHER STATES ONLY FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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- NOTES**
1. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
 2. TO MEET THE REQUIRED PARKING, STALLS WILL BE SHARED WITH THE ADJACENT LOT TO THE SOUTH AND CONNECTED WITH A SIDEWALK.
 3. ALL SIDEWALK IS 6' WIDE UNLESS OTHERWISE NOTED ON PLANS.

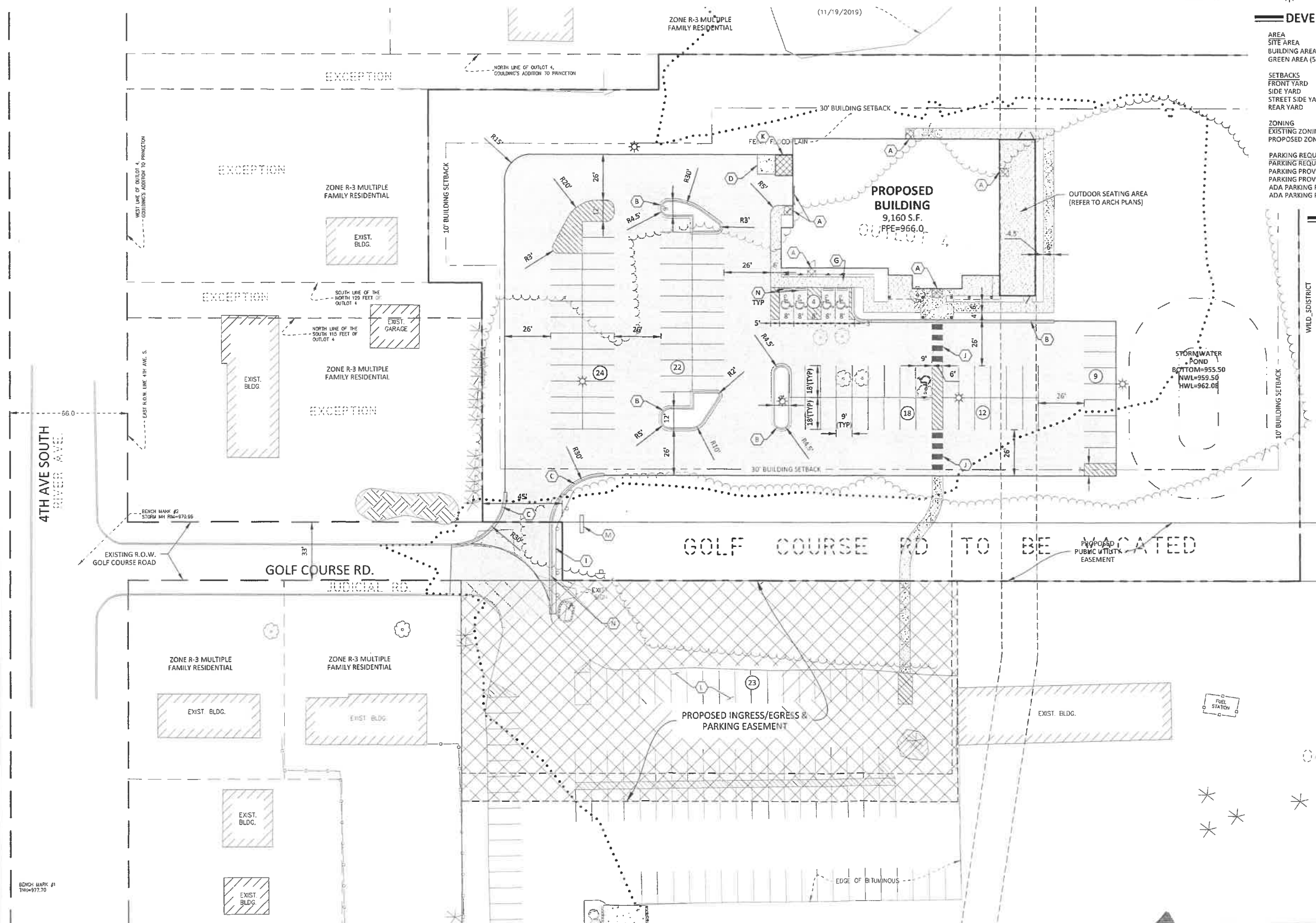
LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
PROPERTY LIMIT	---	ASPHALT PAVING
CURB & GUTTER	---	CONCRETE PAVING
EASEMENT	---	CONCRETE SIDEWALK
BUILDING	---	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
RETAINING WALL	---	PROPOSED STRIPED ISLAND
WETLAND LIMITS	---	
TREELINE	---	
SAWCUT LINE	---	
SIGN	---	
PIPE BOLLARD	---	
NUMBER OF PARKING STALLS PER ROW	---	
KEY NOTE	---	
LIGHT POLE	---	

DEVELOPMENT SUMMARY

AREA	136,875 SF	3.34 AC
SITE AREA	9,160 SF	0.21 AC
BUILDING AREA (6.7%)	76,643 SF	1.76 AC
GREEN AREA (56.2%)		
SETBACKS		
FRONT YARD		30 FEET
SIDE YARD		10 FEET
STREET SIDE YARD		20 FEET
REAR YARD		30 FEET
ZONING		
EXISTING ZONING		R3 - MULTIPLE FAMILY RESIDENTIAL
PROPOSED ZONING		R3 - MULTIPLE FAMILY RESIDENTIAL
PARKING REQUIREMENTS		
PARKING REQUIRED		112 STALLS
PARKING PROVIDED ON-SITE		89 STALLS
PARKING PROVIDED OFF-SITE		23 STALLS
ADA PARKING REQUIRED		5 STALLS
ADA PARKING PROVIDED		5 STALLS

- KEY NOTES**
- A. BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
 - B. B-612 CONCRETE CURB AND GUTTER
 - C. B-618 6" CONCRETE CURB AND GUTTER
 - D. CONCRETE PAD
 - E. FLAT CURB SECTION
 - F. SEGMENTAL BLOCK RETAINING WALL
 - G. ACCESSIBLE RAMP
 - H. TRANSFORMER
 - I. GUARD RAIL
 - J. PEDESTRIAN CROSSWALK STRIPING
 - K. DUMPSTER ENCLOSURE (REFER TO ARCH PLANS)
 - L. SHARED PARKING IN ADJACENT LOT
 - M. MONUMENT SIGN
 - N. PRECAST CONCRETE WHEELSTOP



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PRELIMINARY
G. D. Abernathy
Registration No. 43505 Date: 02/24/2020
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Summary
Designed: MJ Drawn: MJ
Approved: MJ Book / Page:
Phase: PRELIMINARY Initial Issue: 02/24/2020

Revision History

No.	Date	By	Submit / Revision
1	02/24/2020		CITY SPR/CUP
2	03/06/2020		REV. PER CITY REVIEW

Sheet Title
SITE PLAN

Sheet No. Revision
C3.02

Project No. 21979

